



## 1625 Evergreen Drive Calgary Alberta

\$1,049,900

An incredible rare opportunity awaits with this exquisite residence, nestled in the sought-after enclave of Evergreen Estates. Boasting over 2400 square feet above grade, this executive home exudes timeless design and impeccable craftsmanship. Upon entering, you'll be greeted by an inviting foyer that leads to sophisticated living spaces adorned with vaulted ceilings, spindle railings, and a curved staircase. The main floor features a formal vaulted living room, a gracious dining room, a well-appointed kitchen, a cozy breakfast nook, and a comfortable living room, perfect for relaxing evenings by the fireplace. Additionally, there's a versatile bedroom that could serve as an office, a powder room for guests, and a convenient 3 piece bathroom/laundry room with garage access. Ascend to the upper level to the spacious master bedroom suite. The ensuite bathroom offers a jetted tub, a separate walk-in shower, and a generous walk-in closet. Two more bedrooms and a four-piece bathroom complete the upper level. The fully developed walkup basement is an entertainer's dream, featuring a a cozy media/family room with projector and games area with pool table. There is also a 4th bedroom, 5th bedroom/office, another full bathroom and storage room. This lower level with separate entrance with walk up to the backyard offers both comfort and functionality. Outside, meticulous landscaping provides a serene retreat for outdoor living with the sunroom off the breakfast nook and patio at the front of the house. The double attached garage is heated and has hot and cold water taps. This residence offers close proximity to many schools, shopping, train station and all other amenities. Don't miss this rare opportunity to embrace luxurious living in Evergreen Estates. Click the media icon for the video and schedule your private showing today! (id:6769)

Primary Bedroom 14.50 Ft x 12.50 Ft

Other 10.83 Ft x 5.92 Ft

5pc Bathroom 15.50 Ft x 14.50 Ft

Bedroom 18.92 Ft x 9.42 Ft

Bedroom 17.58 Ft x 9.17 Ft

4pc Bathroom 9.08 Ft x 7.50 Ft

Storage 6.83 Ft x 6.50 Ft

Furnace 12.17 Ft x 10.33 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Kitchen 16.17 Ft x 12.50 Ft

Other 9.00 Ft x 8.50 Ft

Living room 15.67 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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<http://www.sellingcalgaryrealestate.ca/>



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Family room 29.08 Ft x 21.00 Ft  
Den 12.33 Ft x 8.92 Ft  
Bedroom 15.00 Ft x 11.58 Ft  
Cold room 6.83 Ft x 5.08 Ft

Dining room 13.25 Ft x 11.67 Ft  
Family room 15.00 Ft x 14.42 Ft  
Office 10.83 Ft x 10.50 Ft